

## **CONDITIONAL USE ANALYSIS**

### **July 8, 2009**

**C-17-2009**

**Apple Blossom Mini Mall (Jerry Talbot)**  
**3950 South Redwood Road**  
**C-2 Zone (.80 Acres)**

The applicant, Jerry Talbot, is requesting a conditional use permit for a mini mall. The zoning for this area is C-2, General Commercial. The West Valley City General Plan anticipates mixed uses for this area. The surrounding zones include C-2/A to the north (Lambert Floral), RM to the south (Scottsdale Apartments) and C-2 across Redwood Road.

Mr. Talbot is proposing to utilize a 10,400 square existing building for a mini mall/shopping center. Spaces will be delineated along the interior of the facility for different vendors to sell their merchandise. Mr. Talbot has indicated that all of the merchandise sold will be new. There will also be approximately 600 square feet of the space used for a food court/snack bar, which will not include any fixed seating. The hours of operation will be approximately 10:00 a.m. – 7:00 p.m., Monday – Sunday.

Parking for this facility is calculated at 1 space per 250 square feet of gross floor area for the retail and 1 space per 100 square feet for the food court. Therefore, 46 spaces are required for this use. There are 41 spaces on site and staff feels like this is adequate for this use especially since the food court area will not have fixed seats and will not operate as a typical restaurant. Furthermore, this building was previously used as a roller rink and then a reception center which both require more parking than retail uses.

There is an existing monument sign on site that shall be utilized by the tenants and any wall signs that may be added would be required to meet the West Valley City Sign standards.

#### **Staff Alternatives:**

**Approval**, subject to any conditions raised during the hearing as well as the following:

1. All merchandise to be sold shall be new merchandise.
2. This use shall meet the requirements of all effected agencies including the occupancy requirements set forth by the West Valley City Fire and Building Inspection Departments.
3. All signage shall meet the requirements set forth in the West Valley City Sign Ordinance.
4. This use is subject to review upon a valid complaint.

**Continuance**, to allow for the resolutions of any issues raised at the public hearing.